

## PUBLIC NOTICE

### PERMIT APPLICATION: NRS 07-034

**APPLICANT:** Earlene M. Teaster  
City of Pigeon Forge  
P.O. Box 1350  
Pigeon Forge, TN 37868-1350  
(865) 429-7312

**LOCATION:** Located in the vicinity of the former Jake Thomas Farm in Pigeon Forge at the intersection of Jake Thomas Road and Teaster Lane in Pigeon Forge; West Prong Little Pigeon River, Pigeon Forge, Sevier County. lat 35.8048N - long 83.5655W

**WATERSHED DESCRIPTION:** Lower French Broad Watershed (HUC 06010107). West Prong Little Pigeon River. Approximately 8.1 miles of the West Prong in Sevier County is on the 303 (d) list. Subject property is vacant land with open field and woodlots. Surrounding land use is open field and woodlots to the north and heavy commercial to the south and west. The affected watershed has been determined to be Tier 1.

**PROJECT DESCRIPTION:** The applicant proposes to extend Jake Thomas Road to Middle Creek Road, widen Teaster Lane, expand the intersection at Teaster Lane and Jake Thomas Road and create a regional parking facility as part of their regional road plan to address traffic problems in Pigeon Forge. The Teaster Lane widening will occur from approximately 2200 feet east of the intersection of Teaster Lane and Jake Thomas Road to a point approximately 3800 feet to the west of the intersection. The planned road improvements will serve a variety of developments including the proposed Pigeon Falls Village (NRS No. 05-250 in this Public Notice), Main Street Marketplace, and West Terrace Development (NRS No. 05-422 in this Public Notice). The Jake Thomas Road extension, which will be accessed in part by Pigeon Falls Lane (NRS No. 06-258 in this Public Notice), will be the primary entrance from Pigeon Forge to the Dollywood theme park and the Middle Creek Road regional bypass.

The applicant made efforts to avoid stream impacts but because of existing and proposed development the City's option for acquiring right-of-way is limited. Topography, regional traffic concerns, utility corridors and regional road improvements were related to the need to conduct these activities at their proposed locations. The proposed road improvements were able to accommodate 937 linear feet of stream relocation as opposed to their placement under fill. These relocations are located in the downgradient portions of some of the tributaries where impacts are proposed.

Approximately 7,228 linear feet (6,291 linear feet of culvert and 937 linear feet of relocated channel) of impact will occur to several unnamed tributaries to the West Prong of the Little Pigeon River (Figure 1). Descriptions for Streams H and G-1 which are generally representative of the conditions in the other streams to be impacted are provided as follows:

**Stream H** – located within the proposed Jake Thomas Road extension (east of the proposed Pigeon Falls Village) ; flows generally north to south to Teaster lane at the existing Teaster Lane and Jake Thomas Road intersection. Approximately 3, 299 linear feet will be filled. The upper portion of the channel is poorly defined but becomes more defined as it flows south or towards

Teaster Lane. The average width is 2-4 feet with average downstream depths of 6-inches. The substrate is primarily pebbles and silt. Flow is intermittent with average depths of 2-4 inches.

**CITY OF PIGEON FORGE**

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Macroinvertebrates observed were mayfly larvae, stonefly larvae, snails, riffle beetle, caddisfly larvae and others.

**Stream G-1**-located along the south side of Teaster Lane, east of the Jake Thomas and Teaster Lane intersection and flows generally east to west then turns south and flows into the West Prong. The channel is poorly defined and lacks sinuosity with a mud and silt substrate with minimal in-stream habitat. Macroinvertebrates observed include snails, caddisfly larvae and stonefly larvae.

**Stream E and Stream F-1** -approximately 937 linear feet are proposed for relocation. They are located on the south side of Teaster Lane and the proposed Pigeon Falls Development on either side of the proposed regional parking facility. Both have been relocated in the past. Stream E currently flows in a poorly defined channel at the toe of a retaining wall. The relocations of both channels and the creation of fringe wetlands should result in improvement to their overall quality. Both will be monitored with annual reports submitted to this office.

Approximately 0.47 acres of herbaceous jurisdictional wetlands will be impacted in three wetland areas. Wetland #1- 0.20 acres by the widening of Teaster Lane, wetland #2- 0.12 acres and wetland #3 -0.15 acres of larger wetland area with the construction of the regional parking facility. The larger wetland area will remain between the parking lot and Teaster Lane as will a small portion of wetland #1. Compensatory wetland mitigation will consist of the onsite creation of 0.47 acres adjacent to relocated stream F-1 and 0.30 acres adjacent to relocated stream E. Both will be designed as floodplain wetlands to receive overbank flow. Hydric material will be utilized from the existing wetland. Wetland trees species shall be planted on ten-foot centers. In addition, the City will purchase 0.46 excess credits that Riverwalk Park, LLC bought from the Indian Creek Advanced Wetland Mitigation Site in Roane County. A total of 1.19 acres would be generated to offset impacts to 0.47 acres. The applicant shall monitor the created wetlands and guarantee success for five years,

In areas where fill material is to be placed over the existing channel french drains and pipes will be used in the channel to collect the subsurface seeps and springs. An impermeable layer will be constructed over the french drain and pipe to separate the subsurface flow from the proposed development. In addition, a collection system is designed to collect stormwater runoff from the majority of the new proposed roadways (Pigeon Falls Lane NRS No. 06-258) also in this Public Notice under separate application). A portion of the existing Teaster Lane will be retrofitted with the collection system during the proposed road improvements. The collection system will collect the runoff and transfer it to a subsurface treatment system to be located on the City's portion of the terrace area (regional parking facility). In addition to the proposed stormwater management system the City is committed to using pervious pavement in their proposed parking areas. The parking area will be graded to drain towards eight foot pervious concrete strips underlain by a perforated pipe embedded in gravel. These pavement strips will collect stormwater runoff and facilitate infiltration for up to a 10-year storm.

Suitable mitigation sites in the area were not identified during a search by the applicant, and therefore compensatory stream mitigation for impacts to 6,291 linear feet of stream will consist of a payment of \$200/ linear foot to the Tennessee Stream Mitigation Program (TSMP).

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The division will conduct a public Hearing on this and three other projects proposed in this general vicinity of Pigeon Forge. The Hearing will be held on Thursday, June 28, 2007 at 6:00 P.M. EDT in the Council Meeting Room of the City Complex of Pigeon Forge, 225 Pine Mountain Road, Pigeon Forge; (865) 429-7474. A separate notice for the Public Hearing is included in this Public Notice.

**USGS TOPOGRAPHIC QUADRANGLE: Pigeon Forge 156 SE**

**PERMIT COORDINATOR:** Mike Lee

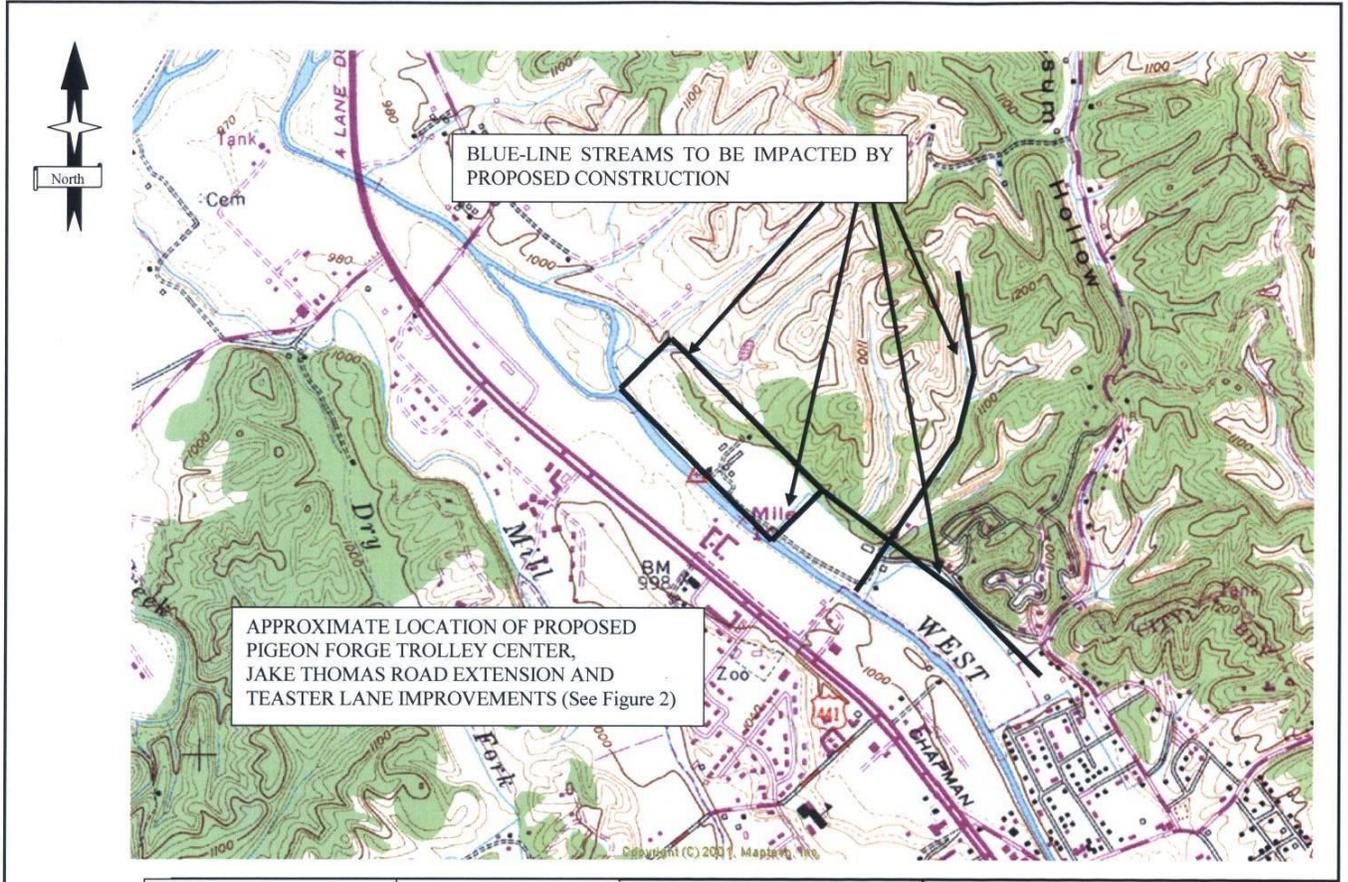
No decision has been made whether to issue or deny this permit. The purpose of this notice is to inform interested parties of this permit application and to ask for comments and information necessary to determine possible impacts to water quality. Persons wishing to comment on the proposal are invited to submit written comments to the department. Written comments must be received within **thirty days of the date that this notice is posted**. Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced.

In anticipation of public interest for the proposed development, the applicant has voluntarily elected to hold a Public Hearing as referenced in this public notice.

The permit application, supporting documentation including detailed plans and maps, and related comments are available at the department's address for review and/or copying. The department's address is:

Tennessee Department of Environment & Conservation  
Division of Water Pollution Control, Natural Resources Section  
7th Floor L & C Annex  
401 Church Street  
Nashville, TN 37243

In deciding whether to issue or deny a permit, the department will consider all comments on record and the requirements of applicable federal and state laws.



Topo Name: Pigeon Forge, TN	Scale: 1" = 1500'
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Topo Revision: 1970	Drawn By: BD
Contour Interval: 20 feet	Date: 06/10/05

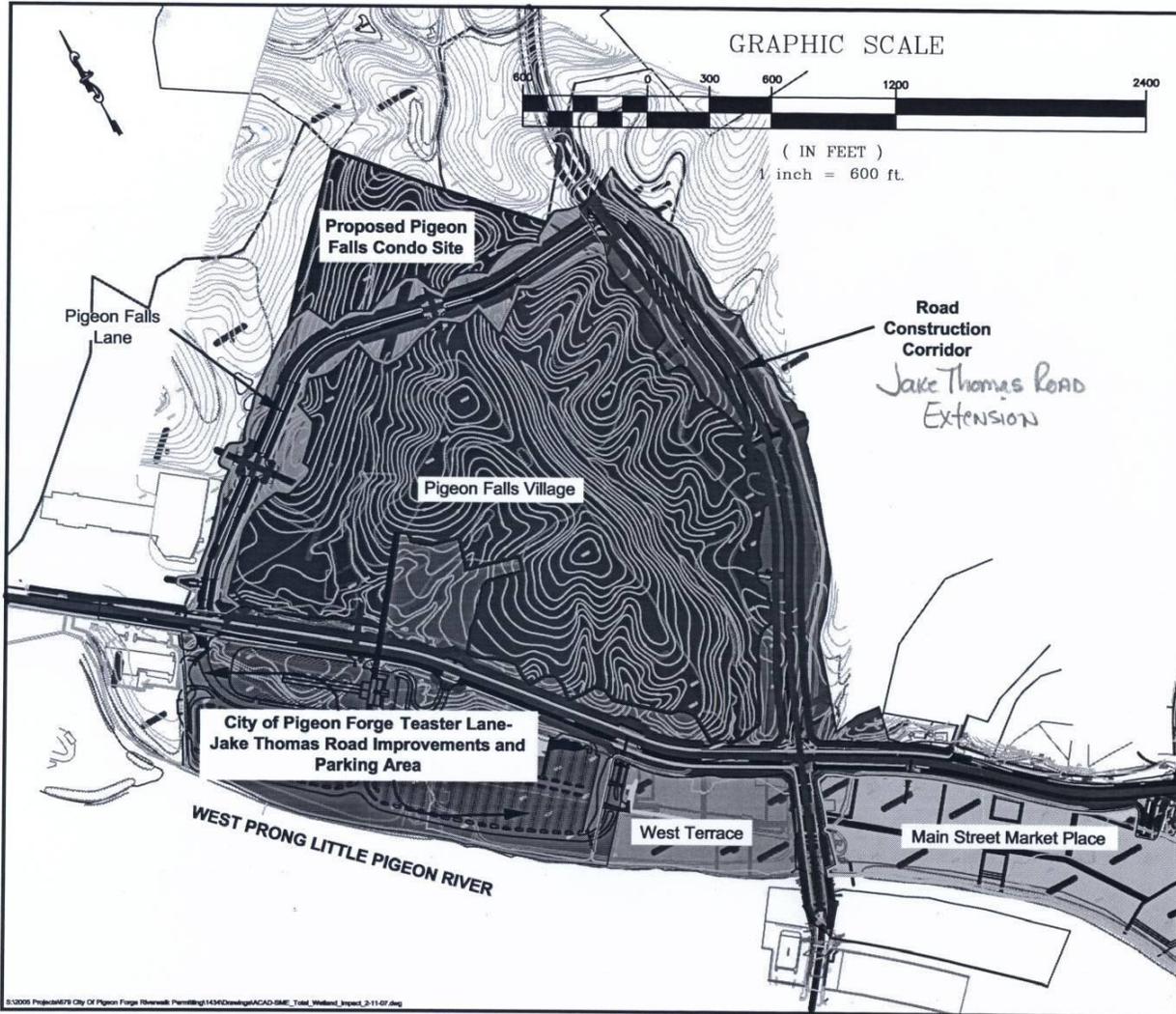
Scale: 1" = 1500'
Checked By: EMP
Drawn By: BD
Date: 06/10/05



Site Vicinity Map  
 Proposed Pigeon Forge  
 Road Improvements  
 Pigeon Forge, Tennessee

Project No: 1434-05-679

Figure  
**1**



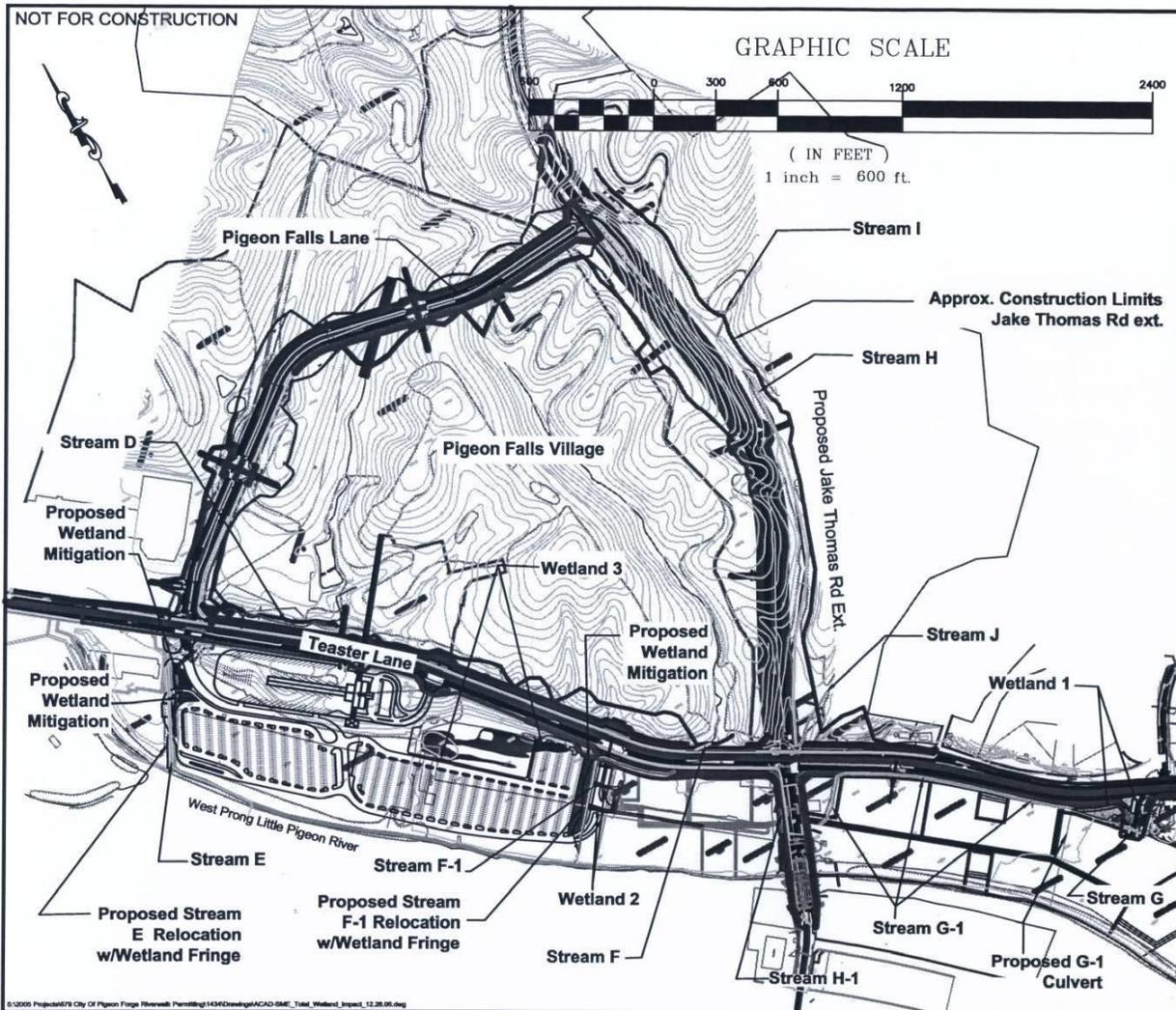
S:\2005 Projects\073 City Of Pigeon Forge\Revised Plans\073\Drawings\CAO\SME\_Total\_Wetland\_impact\_2-11-07.dwg



**Former Jake Thomas Farm**  
 Development Plans  
 Proposed Stream and Wetland Impacts  
 Pigeon Forge, Tennessee

DRAWN BY:	CRH
APPROVED BY:	EMP
SCALE:	1"=600'
PROJECT NO.:	1434-05-679
DATE:	05-21-07

FIGURE 1



S:\2005\Project\0719 City of Pigeon Forge\Revised\Permit\0719\1434\Drawings\ACAO\SME\_Totals\_Wetland\_Impact\_12.28.05.dwg



ENGINEERING, TESTING  
 ENVIRONMENTAL SERVICES  
 WWW.S&MEINC.COM  
 Phone: (865) 970-0003  
 Fax: (865) 970-0212

1413 Tompkins Road  
 Louisville, Tennessee 37777

**City of Pigeon Forge**  
**Proposed Road Improvements**  
 Proposed Stream and Wetland Impacts  
 Pigeon Forge, Tennessee

DRAWN BY:	CRH
APPROVED BY:	EMP
SCALE:	1"=600'
PROJECT NO.:	1434-05-679
DATE:	05-21-07

FIGURE 2A

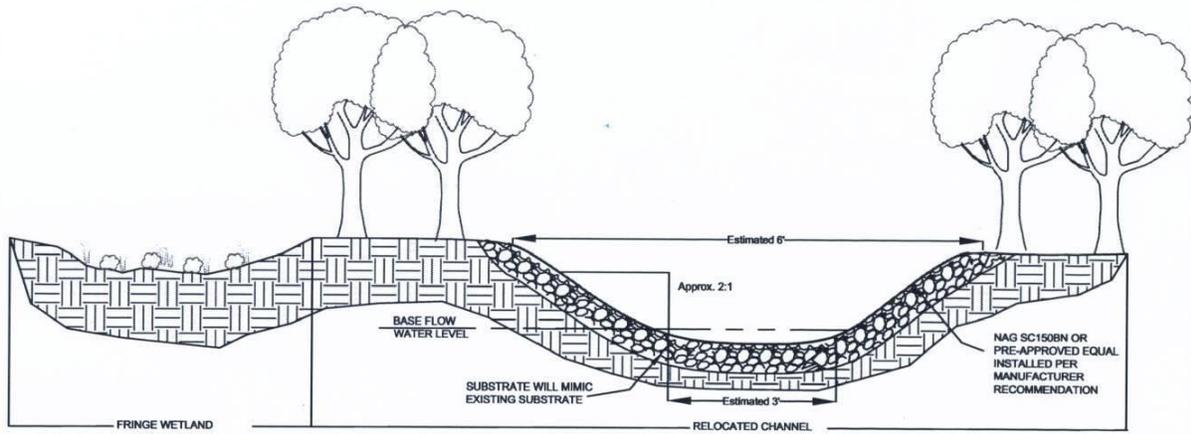
**CITY OF PIGEON FORGE**  
**NRS NO. 07-034**  
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FIGURE 1.

Stream and Wetland Impacts	
Stream D	427 ft
Stream E	477 ft
Stream F	79 ft
Stream F-1	847 ft
Stream G	127 ft
Stream G-1	1443 ft
Stream H	3299 ft
Stream H-1	110 ft
Stream I	133 ft
Stream J	286 ft
<b>TOTAL STREAM IMPACTS</b>	<b>7228 ft</b>
<b>PROPOSED STREAM RELOCATION</b>	<b>937 ft</b>
<b>STREAM BALANCE</b>	<b>6291 ft</b>
Wetland 1	0.20 ac
Wetland 2	0.12 ac
Wetland 3	0.15 ac
<b>TOTAL WETLAND IMPACTS</b>	<b>0.47 ac</b>
<b>PROPOSED WETLAND MITIGATION</b>	<b>0.77 ac</b>
<b>WETLAND BALANCE (2:1 MITIGATION RATIO)</b>	<b>0.17 ac</b>

FIGURE 2B	DRAWN BY: CRH	<b>City of Pigeon Forge</b> <b>Proposed Road Improvements</b> Proposed Stream and Wetland Impacts Pigeon Forge, Tennessee	 <b>S&amp;ME</b> ENGINEERING, TESTING ENVIRONMENTAL SERVICES WWW.SMEINC.COM
	APPROVED BY: EMP		
	SCALE: NA		
	PROJECT NO.: 1434-05-879		
	DATE: 05-21-07		
		1413 Topside Road Louisville, Tennessee 37777	Phone: (615) 970-0003 Fax: (615) 970-2312

NOT FOR CONSTRUCTION



TYPICAL CROSS-SECTION  
RELOCATED STREAM AND FRINGE WETLANDS  
N.T.S.

S:\2005 Project\679 City Of Pigeon Forge Riverwalk Permit\04\3\Drawings\CAD-S&ME\_Total\_Wetland\_Impact\_2-11-07.dwg



ENGINEERING, TESTING  
ENVIRONMENTAL SERVICES  
WWW.S&MEINC.COM

1413 Topside Road  
Louisville, Tennessee 37177  
Phone: (615) 970-0003  
Fax: (615) 970-8132

City of Pigeon Forge  
Proposed Stream Cross Section  
Proposed Stream Relocation  
Pigeon Forge, Tennessee

DRAWN BY:	CRH
APPROVED BY:	EMP
SCALE:	NTS
PROJECT NO.:	1434-05-679
DATE:	05-21-07

FIGURE 2A

**FIGURE 3: REPRESENTATIVE PHOTOGRAPHS**

**PROJECT NO.:** 1434-05-679

**PROJECT NAME:** City of Pigeon Forge Road Improvements

**CAMERA MAKE:** Sony CyberShot

**LOCATION:** Pigeon Forge, Tennessee



**PHOTOGRAPH NO.:** 01  
**LOCATION:** Stream F-1  
**DATE:** 6/28/06  
**PHOTOGRAPHER:** S. Smith  
**COMMENTS:** View of channel flowing across the terrace toward the West Prong Little Pigeon River.



**PHOTOGRAPH NO.:** 02  
**LOCATION:** Stream F-1  
**DATE:** 6/28/06  
**PHOTOGRAPHER:** S. Smith  
**COMMENTS:** View of Stream F-1 and the adjacent wetland located to the southeast. Facing upstream. Silt fence is located along the edge of the former Jake Thomas Farm access road.

**FIGURE 3: REPRESENTATIVE PHOTOGRAPHS**

**PROJECT NO.:** 1434-05-679

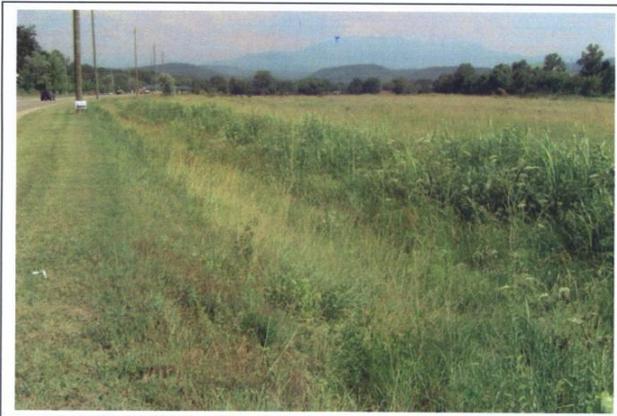
**PROJECT NAME:** City of Pigeon Forge Road Improvements

**CAMERA MAKE:** Sony CyberShot

**LOCATION:** Pigeon Forge, Tennessee



**PHOTOGRAPH NO.:** 03  
**LOCATION:** Wetland Area 2  
**DATE:** 6/28/06  
**PHOTOGRAPHER:** S. Smith  
**COMMENTS:** Wetland area located beyond the silt fence, on the right side of the photo, adjacent to Stream F-1. Facing southwest.



**PHOTOGRAPH NO.:** 04  
**LOCATION:** Stream G-1  
**DATE:** 6/28/06  
**PHOTOGRAPHER:** S. Smith  
**COMMENTS:** Stream G-1 flows parallel to Teaster Lane in a relocated channel with a canopy of grasses and small shrubs. Teaster Lane is visible in upper left corner of the photograph. Stream G-1 is the linear feature with high grasses in the center of the photo.

**FIGURE 3: REPRESENTATIVE PHOTOGRAPHS**

**PROJECT NO.:** 1434-05-679

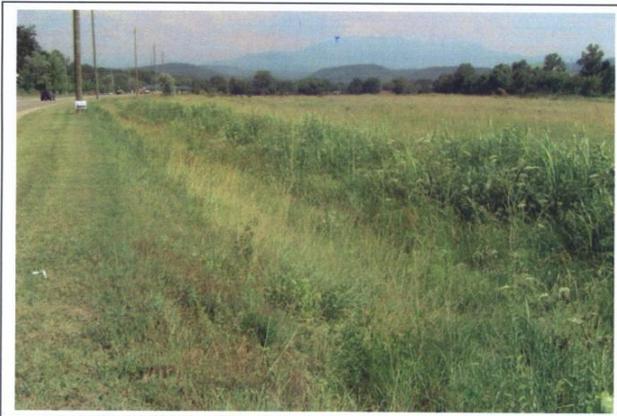
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**LOCATION:** Pigeon Forge, Tennessee



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**PROJECT NO.:** 1434-05-679

**PROJECT NAME:** City of Pigeon Forge Road Improvements

**CAMERA MAKE:** Sony CyberShot

**LOCATION:** Pigeon Forge, Tennessee



**PHOTOGRAPH NO.:** 05  
**LOCATION:** Stream E  
**DATE:** 6/28/06  
**PHOTOGRAPHER:** S. Smith  
**COMMENTS:** View of the streambed of Stream E.



**PHOTOGRAPH NO.:** 06  
**LOCATION:** Stream E  
**DATE:** 6/28/06  
**PHOTOGRAPHER:** S. Smith  
**COMMENTS:** View of the lower reach of Stream E, where it converges with the West Prong Little Pigeon River.

**FIGURE 3: REPRESENTATIVE PHOTOGRAPHS**

**PROJECT NO.:** 1434-05-679

**PROJECT NAME:** City of Pigeon Forge Road Improvements

**CAMERA MAKE:** Sony CyberShot

**LOCATION:** Pigeon Forge, Tennessee



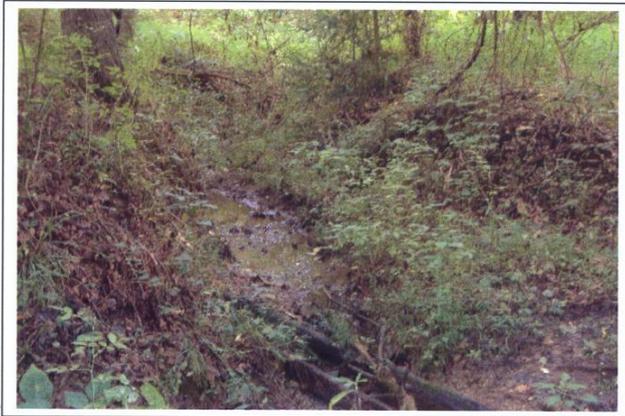
**PHOTOGRAPH NO.:** 07

**LOCATION:** Stream H

**DATE:** 9/11/06

**PHOTOGRAPHER:** M. Smith

**COMMENTS:** Kudzu can be observed overtaking the natural canopy of the stream. Stream H is located beneath this area of Kudzu.



**PHOTOGRAPH NO.:** 08

**LOCATION:** Stream H

**DATE:** 9/11/06

**PHOTOGRAPHER:** M. Smith

**COMMENTS:** View of Stream H, located along the proposed Jake Thomas Road extension.

